

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the Planning meeting held on Monday 20th June 2016 at 7.30pm
United Reformed Church, High Street, Polegate, BN26 6AE**

Present: Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, Martin Falkner, D Watts (5)

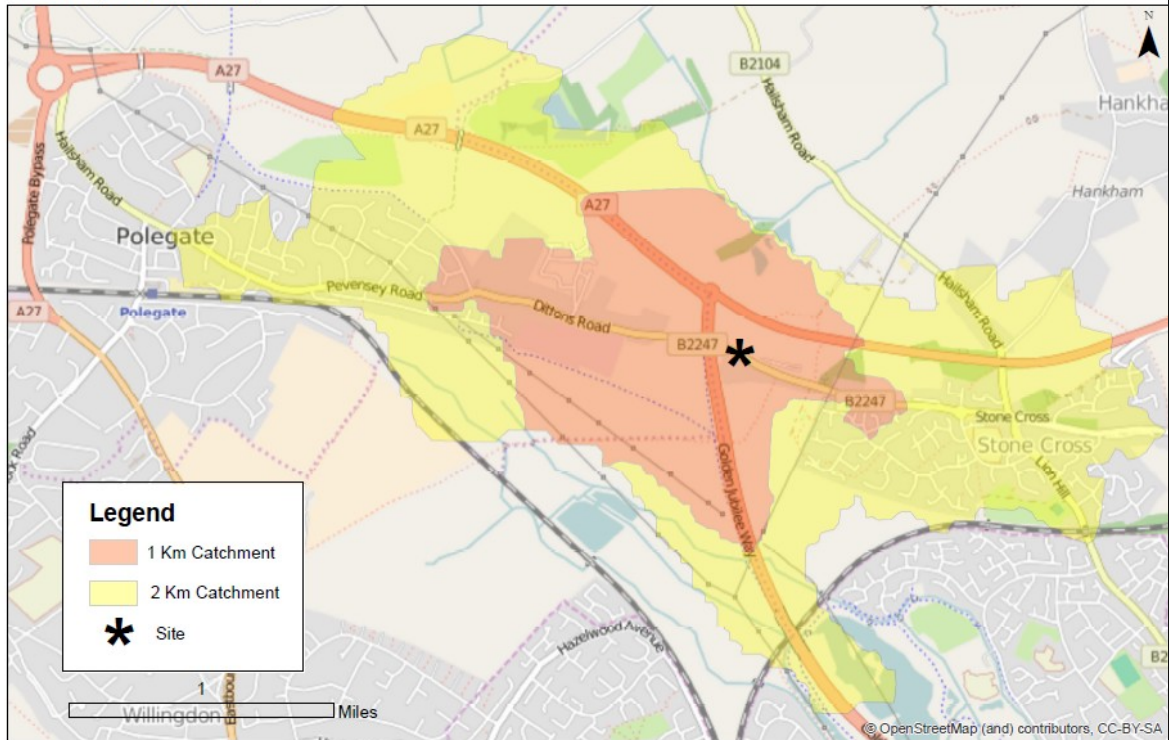
Not present: - T Bennett

5 members of public (including Cllr Dunbar)

Minute No.	Subject/Resolution
11755	<p>Opportunity for public comment <i>Standing orders suspended</i></p> <p>Mrs Oates spoke against the application and commented on it being a dense backland housing estate with substandard access through two narrow cul de sacs. She commented that it failed to satisfy sustainability criteria set out in the NPPF economic, social and environmental grounds. If permitted she commented that it would jeopardise development of the preferred core strategy options site SD4 at Hindslands playing fields and Mornings Mill farm.</p> <p>She commented that the traffic from Brodericklands will add to the existing unacceptable queues and delays on the road network between Eastbourne and Polegate. It would use up the remaining available sewerage treatment capacity in the area, creating a risk of flooding and damage to the natural ecology, as well as overloading schools, transport and health facilities. She stated that she felt the committee should be supporting SD4 instead, which was much more viable to deliver the needed community facilities and boost Polegate's economy. She also commented that it was the last remaining gap between Polegate and Eastbourne and would create a continuous sprawl as Eastbourne subsumes Polegate.</p> <p>Mr Oates also spoke against the application as did Mrs Dewick with additional comments about the lack of money for infrastructure needs, traffic, schools and the fact that it had been discarded by Wealden in the SHLAA for being unsuitable.</p> <p><i>Standing orders reinstated</i></p>
11756	<p>Apologies for absence Cllr T Bennett (personal)</p>
11757	<p>Declarations of interest in any items on the agenda None</p>
11758	<p>Minutes of the Planning meetings of 18th April 2016 and 3rd May 2016 The minutes were accepted as a true record of the meetings and signed and dated by the chair. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, Martin Falkner, D Watts</p>
11759	<p>Any other plans received prior to the meeting and notified to the</p>

	<p>public WD/2016/1362 2 Dover Road, Polegate BN26 6LA GARAGE CONVERSION No objections to the application VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, Martin Falkner, D Watts</p>
<p>11760</p>	<p>Planning Application WD/2016/1287/F 99 Greenleaf Gardens, Polegate BN26 6PH Erect single storey extension at rear No objections All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, Martin Falkner, D Watts</p> <p>WD/2016/1300/F 39 Pevensey Road, Polegate BN26 6HL proposed workshop, rear extension and porch.</p> <p>No objections but comments on the application were that the workshop appeared to be very large, and there were concerns that it would be used for commercial purposes. The Town Council asks the District council to seek reassurance that it will not be used for commercial purposes or cause any noise nuisance to neighbouring properties. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, Martin Falkner, D Watts</p> <p>WD/2016/1067/MAJ land North side of Dittons Road, Polegate BN26 6HX – Erection of LIDL food store with circa 100 car parking spaces. The Town Council has no objections to the application but has the following comments: it is in favour of a low cost food store and the new jobs that it will create within the town.</p> <p>At the public exhibition the council noted that many residents wished to have a shuttle bus service from the store into the town centre, and would request that this is passed on to the developers. The Town Council asked if the disabled spaces could be more than 6 and ideally more mum and baby spaces (either separate or mixed with the disabled bays). There were comments on the travel plan, (one plan appeared to show the store on the Polegate side of the road, the second showed it on the stone cross side (showing that users of the store would not need to cross the main road)).</p>

Walking Accessibility



The Town Council would like reassurance that the car park would have barriers after closing time in order to avoid any anti-social behaviour.

The town council was concerned that the turning area for the HGV (page 19 of the Noise impact assessment report) figure 4. As it appears to go over a number of parking bays. Comments were made with regards to what happens if the bays are being used? (Drawing 3015007_A_01 also appears to show the HGV overlapping some bays.) VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, Martin Falkner, D Watts

WD/2016/0986/MAO Brodricksland and Hamlands farm, Willingdon – Outline application with all matters reserved (except for means of access from St Martins Road and Dutchells Way) for up to 390 residential dwellings, new internal access roads and footpaths, sports pitches and allotments (including ancillary facilities), car parking , open space, sustainable urban drainage system; and associated landscaping, infrastructure and earthworks.

An in depth discussion took place on the application and concerns of the committee and residents.

The Town Council submit the following objections to the application: There were serious concerns about the proposed method of sewerage treatment as the tanks proposed hold very little which could cause serious problems in the event of a breakdown in the process. The suggested access roads were not considered to be suitable access to the site. There appear to be no pedestrian access to the playing fields which inevitably mean that the small access routes would potentially not be adequate to serve the whole development. There were serious

concerns about the infrastructure that would be needed to serve the site as this was an unplanned site and no consideration appeared to have been given to Dr Surgeries, schools (The county council were not moving forward with additional schools despite the planned SD4 development which was likely to come forward shortly and be better served by roads and other facilities.) Any pupils attending the local schools would have to use vehicles to go to them. The planned medical centre on the Hindlands area (which is likely to come forward at the end of this year), would also not be accessible from the proposed development. The development is therefore considered not to be sustainable. There were also concerns that development in this location would eliminate the last green gap between Eastbourne and Willingdon. There were concerns over the views from the South downs National park. There were concerns that the area was on a flood risk area. The ecological impact was considered contrary to para 109 of the NPPF

109.

The planning system should contribute to and enhance the natural and local environment by:

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability;* and
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

The committee also had concerns over the potential contamination as identified and noted in the comments made by pollution control. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, Martin Falkner, D Watts

11761

Delegated applications

The chair read out the delegated applications and responses submitted to Wealden District Council.

[WD/2016/0626/O](#) – LAND TO THE REAR OF 9 WESTERN AVENUE, POLEGATE BN26 6EP – OUTLINE PLANNING PERMISSION FOR ERECTION OF

	<p>CHALET BUNGALOW. NO OBJECTIONS, BUT A COUNCILLOR COMMENTED THAT ACCESS TO THE PROPOSED DEVELOPMENT LOOKS SOMEWHAT NARROW, AND THE BUNGALOW WOULD BE CLOSE TO THE NEIGHBOURING PROPERTY ON THE RIGHT HAND SIDE.</p> <p>WD/2016/0947/F – 10 BLACK PATH, POLEGATE BN26 5AP – PROPOSED SINGLE STOREY EXTENSION AND ALTERATIONS TO DWELLING. NO OBJECTIONS.</p> <p>WD/2016/0617/DC – JOAN HUGHES COURT, WALNUT WALK, POLEGATE BN26 5AR – REPLACEMENT OF EXISTING TIMBER WINDOWS AND DOORS WITH PVC-U. NO OBJECTIONS.</p> <p>WD/2016/0913/F – 23 WESTERN AVENUE, POLEGATE BN26 6EP – PROPOSED 2 STOREY SIDE AND SINGLE STOREY REAR AND FRONT PORCH EXTENSION. NO OBJECTIONS.</p> <p>WD/2016/0823/F – 9 REDCROFT WAY, POLEGATE BN26 5FD – PROPOSED PORCH. NO OBJECTIONS.</p> <p>WD/3314/CC – POLEGATE CP SCHOOL, OAKLEAF DRIVE, POLEGATE BN26 6PT – PROPOSED SINGLE TEMPORARY MOBILE ACCOMMODATION AND NEW CANOPY TO INCREASE EXISTING COVERED PLAY SPACE. NO OBJECTIONS.</p> <p>WD/3316/CC – POLEGATE CP SCHOOL, OAKLEAF DRIVE, POLEGATE BN26 6PT – CONSTRUCTION OF MULTI USE GAMES AREA (MUGA) TO THE NORTH WEST OF MAIN SCHOOL BUILDING. NO OBJECTIONS.</p> <p>WD/2016/1271/F – 22 OAKLEAF DRIVE, POLEGATE BN26 6PY – PROPOSED SINGLE STOREY EXTENSION. NO OBJECTIONS.</p> <p>WD/2016/1170/F – 5 BLACK PATH, POLEGATE BN26 5AP – SINGLE STOREY FRONT EXTENSION. NO OBJECTIONS.</p>
<p>11762</p>	<p>Planning Decisions</p> <p>WD/2016/0471/F – 5 OTTEHAM CLOSE, POLEGATE BN26 5AZ – EXTENSION OF MAIN ROOF AT FRONT ALONG WITH PORCH AND ENSUITE EXTENSIONS TO THE FRONT ELEVATION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 29TH APRIL 2016.</p> <p>WD/2015/2196/F – LITTLE FRIARS FARM, OTHHAM COURT LANE, POLEGATE BN26 6QT – PROPOSED TWO STOREY EXTENSION AT REAR AND SINGLE STOREY EXTENSION AT SIDE AND FRONT. REFUSED BY WEALDEN DISTRICT COUNCIL ON 19TH MAY 2016.</p> <p>WD/2016/0713/F – 63 BROOK STREET, POLEGATE BN26 6BJ – PROPOSED FIRST FLOOR EXTENSION AT SIDE, OVER GARAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 19TH MAY 2016.</p> <p>WD/2016/0617/DC – JOAN HUGHES COURT, WALNUT WALK, POLEGATE BN26 5AR – REPLACEMENT OF EXISTING TIMBER WINDOWS AND DOORS WITH PVC-U. APPROVED BY WEALDEN DISTRICT COUNCIL ON 31ST MAY 2016.</p> <p>WD/2016/0823/F – 9 REDCROFT WAY, POLEGATE BN26 5FD – PROPOSED PORCH. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND JUNE 2016.</p>

11763	Planning Updates a. East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan. Noted by all present

The meeting closed at 8.28 pm

Chair of Planning Committee _____ Date